LOT 37
BELLS RIVER ESTATES #3
PB 7/116

WALKER TAMICA
97054 HUNTINGTON CT
YULEE, FL 32097

2025

37-3N-27-0136-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

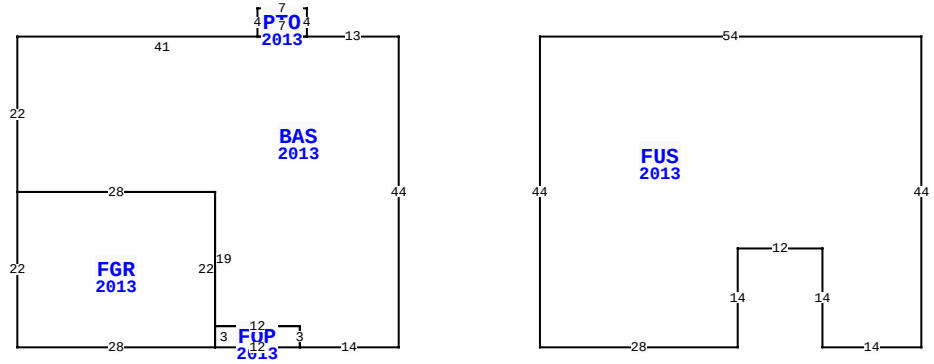
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	2013	1,724	155,555
FGR	616	55	2013	339	30,588
FOP	36	30	2013	11	992
FUS	2,208	100	2013	2,208	199,225
PTO	28	5	2013	1	90
TOTALS	4,612			4,283	386,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,283	95.4800	95.48	408,941	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3932 HX Base Yr 2020



97054 HUNTINGTON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,449
TOTAL MARKET OB/XF VALUE		4,501
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		455,950
SOH/AGL Deduction		176,142
ASSESSED VALUE		279,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,086
TOTAL JUST VALUE		455,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327301	CO ISSUED	0	11/08/2013
E1326437	NEW CONSTR	0	07/01/2013
P1316652	NEW CONSTR	0	07/01/2013
B1327301	NEW CONSTR	444,735	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/0024	9/01/2021	QC	U	I	11	100
GRANTOR: MARAT BRAD						
GRANTEE: WALKER TAMICA						
2019/0394	12/03/2015	QC	U	I	11	100
GRANTOR: MARAT BRAD L & TAMICA						
GRANTEE: MARAT BRAD L & TAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W13 PTO=[YR=2013] N4 W7 S4 E7$ W41 S22
FGR=[YR=2013] S22 E28 FOP=[YR=2013] E12 N3 W12 S3$ N22 W28 $
E28 S19 E12 S3 E14 N44$ PTR= E20 FUS=[YR=2013] E54 S44 W14
N14 W12 S14 W28 N44$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	882.00	SF	5.20	5.20	100	2013	2013	3	93	4,265	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2013	2013	3	93	236	

LAND DESCRIPTION

TOTAL OB/XF 4,501

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS